

Unit 4 Star West

Westmead Industrial Estate, Swindon, SN5 7SW



Key Highlights

- 2,282 sq ft
- III Phase electricity supply
- Full height loading door
- Kitchen area
- Modern light industrial unit
- 6m eaves height
- Air conditioned first floor offices
- £22,000 per annum exclusive

Location

Star West is situated on the Westmead Industrial Estate, one of the principal industrial areas to the west of Swindon. The property is just 2 miles from Junction 16 of the M4 via the Great Western Way dual carriageway. There is also straight forward access to the A419 via Thamesdown Drive.

Description

Unit 4 Star West is a modern, end terrace unit of steel frame construction built in 2004. It incorporates a structural first floor which has been fitted to provide good quality, air conditioned offices. At ground floor level there is a reception area, WC, kitchen and the primary storage / workshop space. Access is via both a double personnel door and a sectional, full height loading door.

Accommodation

The accommodation provides the following gross internal areas in accordance with the RICS Code of Measuring Practice:

Name	sq ft	sq m
Ground - Warehouse	1,366	126.91
1st - Office	916	85.10
Total	2,282	212.01

Terms

Available by way of a new effectively full repairing and insuring lease for a term to be agreed. The quoting rent is £22,000 per annum exclusive of service charge, VAT, buildings insurance and all other costs of occupation. Each party is to be responsible for their own legal costs.

Business Rates

The property is assessed as Store and Premises and has a Rateable Value of £21,250.

Utilities

Subject to pre-contract verification all mains utilities, including gas and III Phase electricity are available to the property.

EPC

The property has a rating of 56 within Band C.



Contact

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